



**The Meadway
Cuffley**



**£1,049,950
Freehold**

Charming 1930s Four Bedroom Family Home with High Ceilings, Superb Views & Further Potential

This traditional style detached residence offers spacious and versatile accommodation, with high ceilings on both floors that enhance the sense of light and space throughout. The ground floor features three reception rooms, a generous kitchen/breakfast room plus utility room, and a convenient shower room/WC. Upstairs, a striking galleried landing leads to four well-proportioned bedrooms, including a master with en-suite, and a stylish family bathroom.

Outside, the property is approached via a carriage driveway and enjoys an impressive 100ft rear garden with patio, summer house, and superb views over open farmland and rolling countryside. The home also offers further potential to enlarge, subject to the usual planning consents.

Ideally located within a short, level walk to Cuffley Village and station, with direct rail links to Moorgate, this delightful home combines period charm, characterful proportions, excellent connectivity, and a sought-after school catchment area.

- **Charming traditional 1930s four-bedroom detached family home**
- **High ceilings on both floors creating a light and spacious feel**
 - **Three versatile reception rooms**
- **Generous kitchen/breakfast room with adjoining utility room**
 - **Ground floor shower room/WC**
- **Striking galleried landing leading to four well-proportioned bedrooms**
- **Master bedroom with en-suite plus stylish family bathroom**
- **Carriage driveway and approx. 100ft rear garden with patio and summer house**
 - **Stunning views over farmland and rolling countryside**
 - **Further potential to enlarge (STPP) and located within a sought-after school catchment, just a short walk to Cuffley Village and station (direct trains to Moorgate)**

Front

Block paved carriage driveway. Sandstone steps to a:-

Storm Porch

Timber canopy. Hardwood opaque glazed entrance door with opaque glazed side windows to the:-

Hallway

Engineered oak wooden floor. Stairs to first floor with storage cupboard under. Two double radiators. Dado rail. Doors to:-

Downstairs W.C.

Low flush W.C. with push button flush. Wall mounted wash hand basin tiled splash back. Tile enclosed shower cubicle with mixer valve and hand attachment. Ceramic tiled floor. Extractor fan. Inset spotlights.

Lounge

Leaded light bay window to the front. Double radiator. Engineered oak wooden floor. Coving to ceiling. Picture rail. Wall lights. Open fireplace.

Dining Room

Leaded light double glazed window to the front. Double radiator. Porcelain tiled floor. Wall lights.

Living Room

Opaque double glazed window to the side. Double glazed sliding patio doors to the garden. Two double radiators. Feature brick fireplace with quarry tiled hearth.

Kitchen/Breakfast Room

Double glazed window to the rear. Range of wall and base oak fitted units with glazed display units. Granite work surfaces over incorporating an underslung stainless steel 1 & 1/2 bowl sink with mixer tap and drainer grooves. Space for a range master cooker with range master extractor fan over. Double radiator. Space for American fridge freezer. Breakfast bar. Integrated dishwasher. Travertine tiled flooring. Glazed door to the:-

Utility Room

Double glazed window. Opaque double glazed door to the side. Radiator. Range of wall and base fitted units with worktop over incorporating a stainless steel sink with mixer tap and drainer. Travertine tiled flooring. Plumbing a space for washing machine and tumble drier. Storage cupboards.

First Floor Landing

Galleried landing with timber balustrade. Velux window skylight. Inset spotlights. Access to loft space where heating system is comprising of a Worcester boiler and Mega flow system.. Wall lights. Built in airing cupboard. Doors to:-

Bedroom 1

Double glazed windows to the rear with wonderful views. Double radiator. Inset spotlights. Fitted wardrobes. Door to:-

En-Suite Shower Room

Opaque double glazed window to the rear. Enclosed shower cubicle with mixer valve and hand attachment. Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and tiled splash back. Chrome towel radiator. Extractor fan. Inset spotlights.

Bedroom 2

Leaded light double glazed bay window to the front. Double radiator. Range of fitted wardrobes.

Bedroom 3

Leaded light double glazed window to the rear with views of the rolling countryside. Double radiator.

Bedroom 4

Leaded light double glazed window to the front. Double radiator. Access to second loft space.

Family Bathroom

Leaded light opaque double glazed window to the front. Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap. Double ended bath with mixer tap and hand attachment. Tile enclosed shower cubicle with mixer valve and hand attachment. Inset spotlights. Extractor fan. Towel radiator. LED mirror. Extensively tiled walls.

Garden

approx 100'

Mainly laid to lawn. Large patio area. Attractive shrub and flower borders. Path that leads to the rear of the garden. Shed. Magnificent views over rolling countryside views. 2x Water tap. Security lights. Side access via a gate.

Timber Summer House Workshop/Shed

Glazed windows. Lighting. Power connected.











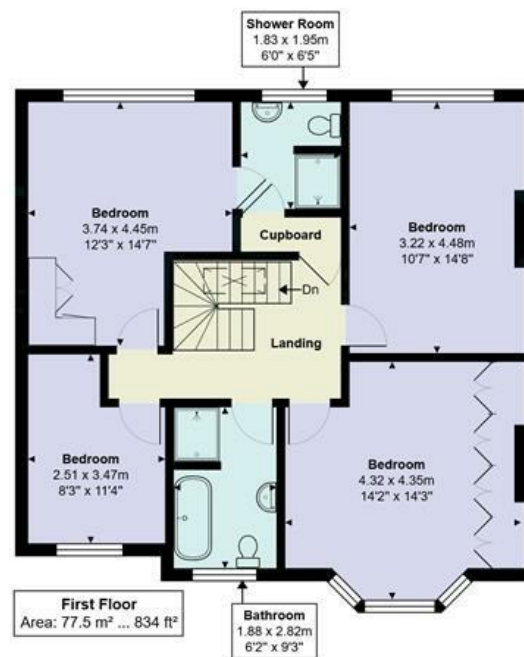






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



The Meadway, Cuffley, Potters Bar, EN6 4ET

Total Area: 184.1 m² ... 1981 ft² (excluding garden)

All measurements are approximate and for display purposes only